

**156 Saddlebrook Circle NE**  
**Calgary, Alberta**

**MLS # A2226885**



**\$549,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautiful house in Saddlebrook, conveniently located near schools, parks, lakes, shopping plazas and walking trails. This stunning house features 3 bedrooms, 3.5 washrooms and a finished basement with separate entrance, vast living area, a den and a full washroom. As you step inside, you'll be welcomed into a spacious and airy living area with large windows. As you move forward, there is a dining area with big windows and a door to the wooden deck in the back yard. The dining area flows seamlessly into the kitchen, which has all the appliances, storage space and a convenient pantry with built in shelves. A half washroom with a laundry space in it completes this level. All three bedrooms are on the upper floor, including the primary bedroom with a walk-in closet and a full en-suite washroom. The two additional bedrooms share a common full washroom and have their own closets. Large windows throughout the house fill up the space with natural light, creating a bright and airy atmosphere. The basement has a separate entry, huge living area, a den and a full washroom. The lower level is perfect to use as a kids' play area or a home office. The den in the basement can be changed into a bedroom with addition of a closet and a door. The landscaped backyard features a wooden deck where you can relax and unwind during these summer months. You can enjoy barbequing in the backyard as you will get the facility of gas line. A concrete parking pad provides space for parking your vehicle. Located in the desirable community of Saddle Ridge, this property offers the perfect blend of comfort, style, and convenience. Saddle Ridge is a popular northeast Calgary neighbourhood which offers easy access to all areas of Calgary, with plenty of local amenities such as nearby parks, walking trails, schools, lakes, shopping plazas and accessibility to Calgary transit.